REGIONAL COUNCIL OF GOYDER

GOYDER South Australia's Heartland	***DEVELOPMENT***	**Department:**	DITS
		Version No:	1.0
		Adopted:	Mar 2022
		Reviewed:	June 2026
		Next Review:	June 2027
		Minutes Ref:	121/26
		Responsibility:	DITS

1. ACCESS ROADS – NEW RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMENT OUTSIDE OF TOWNSHIPS

Any new Residential, Commercial or Industrial Development that requires access to the site on a Category 4 non constructed rural road or an unformed township road will be required, as a minimum, to meet 50 percent of the construction costs to a Category 3C road standard, and if agreed by Council that a Category 3C standard or above is justified, Council will meet the continuing cost of maintenance and construction.

2. DEVELOPMENT

Development Application Fees

(1) That Council not refund the whole or part of any development application fee (subject to Clause 2)

(2) That for any development applications that are made by community not for profit organisations (excluding State and Federally funded organisations) for development on land that Council owns or has under its care, control and management, the fees that would ordinarily be retained by Council be remitted to the organisation as a donation.

Development Fees Reserve Fund

(1) That, in regard to a development application that has a development value of $5 Million and over, any 'surplus' of development application fees paid over and above the cost of processing the development proposal to which the fees relate be set aside in a 'Development Fees' reserve fund.

(2) That, in respect to Item 1, above, the costs associated with the following will be taken into account in relation to each development application when determining the level of the 'surplus':
- Assessment
- Administration
- Legal Advice
- Consultant Advice
- Litigation (eg. ERD Court Appeal Process)

(3) That the funds in the 'Development Fees' reserve fund be used to assist in the funding of the assessment and process of development applications, and to assist in the funding of activities of a strategic planning nature.

3. AVAILABILITY OF POLICY

This Policy is available to be downloaded, free of charge, from Councils website: council@goyder.sa.gov.au. A printed copy may be purchased on request from the Council Office.

4. RECORDS

All records should be treated in accordance with Local Government GDS40.

5. REVIEW

This document shall be reviewed by Council annually (or on significant change to legislation or aspects included in this policy that could affect the health and safety of workers).

6. REVIEW HISTORY

Document History	Version No:	Issue Date:	Description of Change:
	1.0	March 2022	Adopted 030/22
	1.0	Jan 2024	Adopted 003/24
	1.0	20/05/2025	Reviewed by Council – 067/25
	1.0	16/06/2026	Reviewed by Council - Minute 121/26